



city of greenville

APPLICATION FOR SUBDIVISION

Contact Planning & Development (864) 467-4476

Office Use Only:

Application# _____ Fees Paid _____

Date Received _____ Accepted By _____

Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	AUSTIN ALLEN	SPINKS INVESTMENTS INC
*Title:	LAND PLANNER	
*Address:	49 GREENLAND DRIVE	1414 E. WASHINGTON ST. STE. N.
*State:	GREENVILLE, SC	GREENVILLE SC
*Zip:	29615	29607
*Phone:	864-230-6232	864-242-0656
*Email:	AMA@ALD LLC.NET	RLYNCH@HELM CPA.COM

PROPERTY INFORMATION

*SELECT SUBDIVISION TYPE: ☐ Major Preliminary (3-10 lots) ☒ Major Preliminary (11+ lots) ☐ Minor (2 lots)
☐ Major Final (3-10 lots) ☐ Major Final (11+ lots)
☐ Modification (Major 3+ lots) ☐ Modification (Minor 2 lots)

*STREET ADDRESS 777 FARIS

*TAX MAP #(S) 0267000301500

*CURRENT ZONING DESIGNATION C1

*ORIGINAL APPLICATION # N/A

*SUBDIVISION PLAT # N/A

*SUBDIVISION NAME FARIS TOWNES

*TOTAL ACREAGE 2.47

*# ORIGINAL LOTS 1

*# PROPOSED LOTS 39

INSTRUCTIONS

- The applicant is encouraged to schedule a preapplication conference at least one (1) month prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review one (1) to two (2) weeks prior to the scheduled submission deadline to allow staff review of the application. Call (864) 467-4476 to schedule an appointment.

PREAPPLICATION MEETING DATE 4/14

- If the application includes more than one (1) parcel and/or more than one (1) owner, the applicant must provide the appropriate deed book/page references, tax parcel numbers, and owner signatures as an attachment.

3. All applications and fees (made payable to the City of Greenville) for designation as a Major Subdivision Preliminary Plat must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.

A. Major Subdivision – New (3-10 lots)	\$300.00 – Preliminary Plat review, <i>public hearing required</i> \$300.00 – Final Plat review, <i>administrative review</i>
B. Major Subdivision – New (11+ lots)	<u>\$550.00</u> – Preliminary Plat review, <i>public hearing required</i> \$550.00 – Final Plat review, <i>administrative review</i>
C. Major Subdivision – Modification	\$150.00 / \$275.00 – <i>public hearing may be required</i>
D. Minor Subdivision – New (2 lots)	\$300.00 – Summary Plat review, <i>administrative review</i>
E. Minor Subdivision – Modification	\$150.00 – <i>administrative review</i>

4. Staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to address insufficiency comments. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.
5. Subdivision Plat format and content requirements are reflected in the Administrative Manual at Appendix 'F'. Please refer to **Section 19-2.3.13, Land Development**, for additional information.
6. **Public Notice Requirements.** Major Subdivision applications require a planning commission public hearing. The applicant is responsible for sign posting the subject property at least 15 days (but no more than 18 days) prior to the scheduled planning commission hearing date.

Major Subdivision applications also require a developer-led neighborhood meeting, which is to be held at least eight (8) days prior to the scheduled planning commission hearing (Sec. 19-2.2.4, Neighborhood meetings). See *Instructions for Organizing a Developer-Led Neighborhood Meeting* for more information.

Upon planning commission recommendation, the application item will be scheduled for city council hearing.

(To be filled out at time of application submittal)

_____ Public Hearing signs are acknowledged as received by the applicant

_____ Instructions for Organizing a Developer-Led Neighborhood Meeting are acknowledged as received by the applicant

***APPLICANT SIGNATURE**

Austin Allen

7. **Please verify that all required information is reflected on the plan(s), and submit one (1) paper copy and one (1) electronic version of the application submittal package.**

8. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

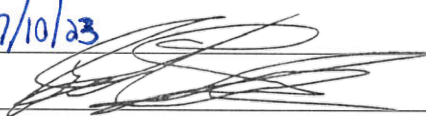
Austin Allen

7/10/23

***APPLICANT SIGNATURE**

DATE

9. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application **is** ____ or **is not** ☒ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

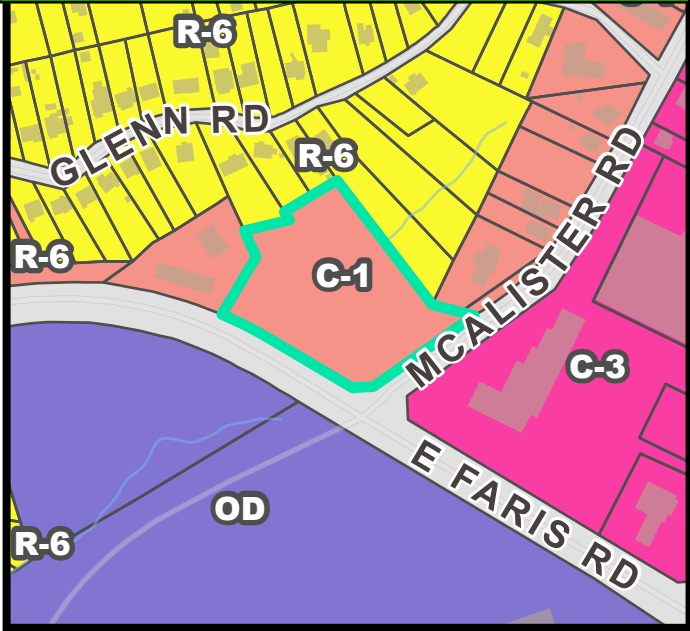
*Signatures	
Applicant	<i>Austin Allen</i> AUSTIN ALLEN
Date	7/10/23
Property Owner/Authorized Agent	
Date	07/11/2023

SD-23-530 • E. FARIS ROAD AND MCALISTER ROAD

AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE



SD-23-530 • E. FARIS ROAD AND MCALISTER ROAD

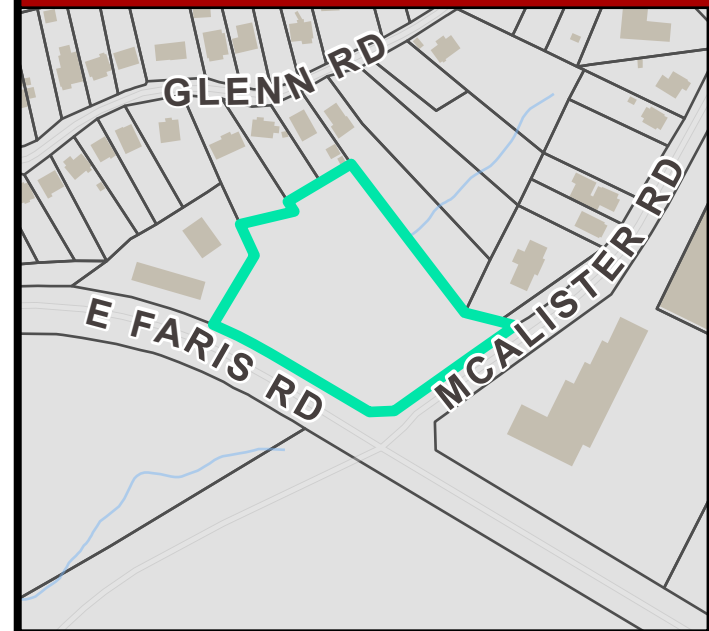
NATURAL / ENVIRONMENTAL FEATURES



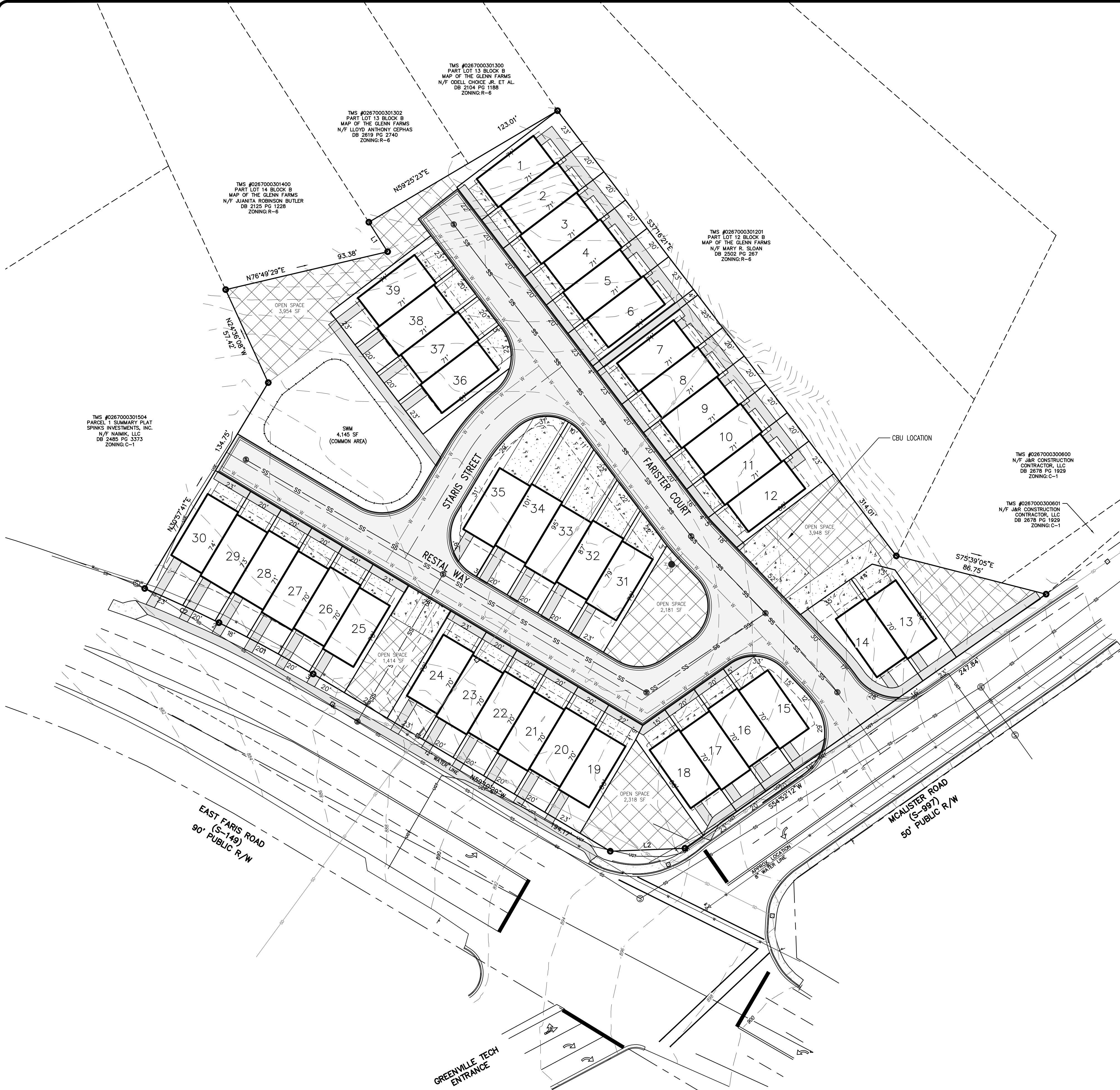
SPECIAL EMPHASIS NEIGHBORHOODS



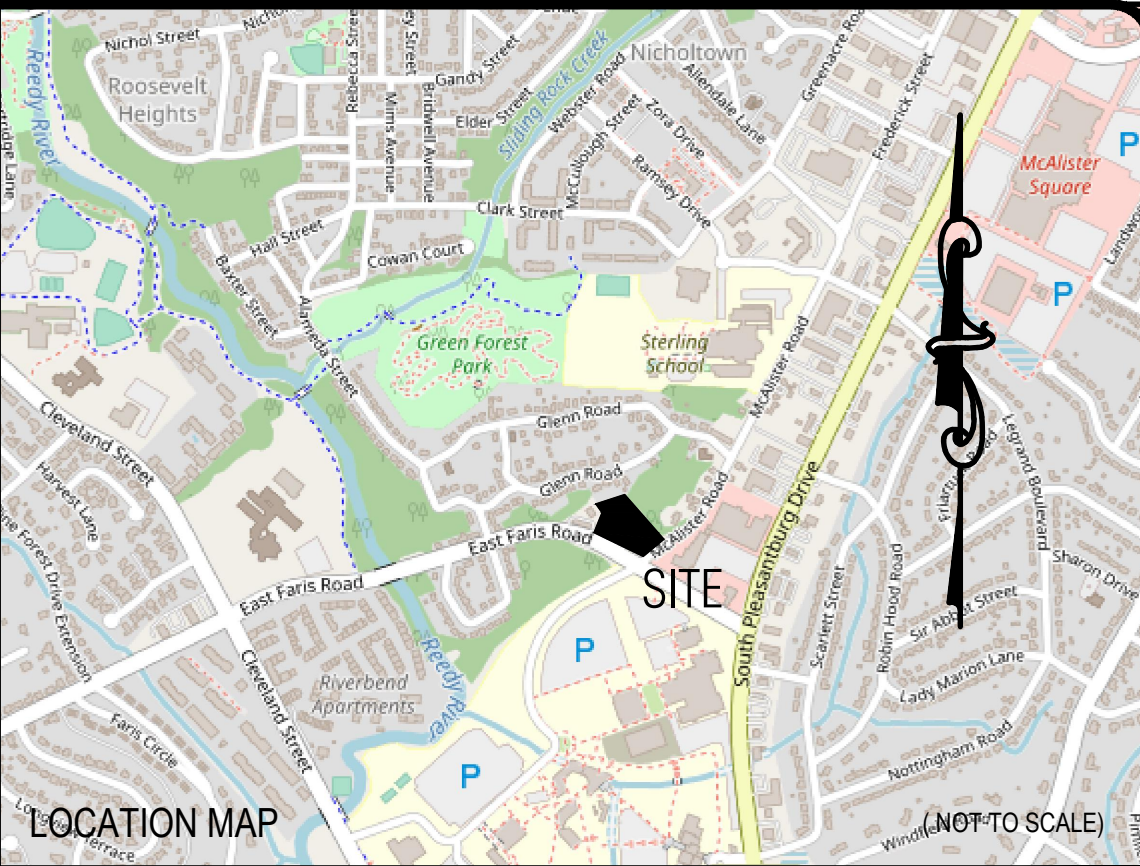
PRESERVATION OVERLAYS



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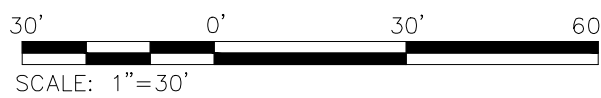
PARCELS		PARCELS	
PARCEL	AREA	PARCEL	AREA
1	1,633 SF	21	1,400 SF
2	1,420 SF	22	1,400 SF
3	1,420 SF	23	1,400 SF
4	1,420 SF	24	1,610 SF
5	1,420 SF	25	1,610 SF
6	1,633 SF	26	1,403 SF
7	1,633 SF	27	1,414 SF
8	1,420 SF	28	1,436 SF
9	1,420 SF	29	1,468 SF
10	1,420 SF	30	1,747 SF
11	1,420 SF	31	1,706 SF
12	1,605 SF	32	1,657 SF
13	1,567 SF	33	1,818 SF
14	2,053 SF	34	1,972 SF
15	1,859 SF	35	2,424 SF
16	1,400 SF	36	1,573 SF
17	1,400 SF	37	1,420 SF
18	1,594 SF	38	1,420 SF
19	1,606 SF	39	1,633 SF
20	1,400 SF		



- W — W — W — PROPOSED WATER LINE
- SS — SS — PROPOSED SEWER LINE
- X — OPEN SPACE
- S — PROPOSED MANHOLE

DENSITY NOTES:

SITE: 2.47 AC +/-
ZONING: C-1
DENSITY ALLOWED: 20 UNITS
DENSITY PROVIDED: 39 SF ATTACHED UNITS
OPEN SPACE REQUIRED: 200 SF/UNIT=7,800 SF
OPEN SPACE PROVIDED: 13,816 SF



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	JULY 5, 2023	SUBMITTED TO CITY OF GREENVILLE	AMA

PRELIMINARY
PLAT
FARIS TOWNES

SPINKS INVESTMENT INC 1414 E WASHINGTON ST STE N		ARBOR LAND DESIGN PO BOX 268 GREENVILLE, SC	
OWNER		ENGINEER	

NO. OF ACRES:	2.47	MILES OF NEW ROAD:	0.17 (PUBLIC)	NO. OF LOTS:	39
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ARBOR LAND DESIGN, LLC

Box 263 Greenville, S.C. 29602
Telephone: (864) 495-4446
Fax: (864) 233-6274
Email: postmaster@aldllc.net

LANDSCAPE ARCHITECTS - CIVIL ENGINEERS - LAND SURVEYORS
RECREATIONAL PLANNERS - LAND PLANNERS

DRAWN:	AMA	DESIGN:	AMA	APPROVED:	AMA	DATE:	JULY 5, 2023
FILE:	22221 FARIS TOWNES-PLM						JOB NO. 22221

Neighborhood Meeting

Project Name: FACTS TOWNES

Location: MIRACLE HILL MINISTRIES

Time of the meeting: 6:00

Date: 6/21

Representative holding meeting: AUSTIN ALEN

Name	Street Address	Email
1 Henrietta Grey	102 Catlin Circle, Greenville SC 29607	ajdembly1011@gmail.com
2 Mary J. Channell	144 Channell 144 Catlin Circle	
3 Chandra Dillard	124 Rebecca St Greenville 29607	Chandra.dillard@furnan.edu
4 Kimberly Young	410 McAlister Rd 29607	Kim-Young7913@gmail
5 Calvin Hailstock	46 Baxter St. 29607	CalvinHailstock@gmail.com
6 Victor Rosemond		
7 Jamie Hicks	136 Glenn	hicksfjhome@gmail.com
8 Rita Mansel Chandler	530 Glenn Rd 29607	hblessreal@gmail.com
9 Sylvia M. Palmer	5 Roosevelt Ave. Greenville S.C. 29607	sydpalm@aol.com
10 Andrea Balding-Walker	105 Glenn Rd, Greenville 29607	
11 John Durbin	143 Glenn Rd Greenville SC 29607	JD9A97@aol.com
12 Della Durham	143 Glenn Rd Greenville SC 29607	
13 Alfreda Tally	107 B. Long Rd Greenville 29607	9Hfreda.tally.295@gmail.com
14 Rosa McCoy	129 Glenn Rd Greenville SC 29607	Rosa433@yahoo.net
15 THOMAS PERKINS	124 GLENN RD. "	
16 JAMES PERKINS	125 GLENN RD. "	
17 Jacqueline Duckett	116 Catlin Circle Greenville 29607	jackie.duckett50@gmail.com
18 Stanley Clark	101 Catlin Circle GVL S.C. 29607	heatwave10@gmail.com
19 Earlene Adams	315 McAlister Rd GVL SC 29607	emadams75@hotmail.com
20 Crebell Neekins	315 McAlister Rd GVL SC 29607	
21 Joan Wallace	107 Catlin Cir. Greenville 29607	J1WCC@yahoo.com
22 Skip Neely	117 Catlin Cir. Greenville 29607	
23	404 McAlister Rd " " "	
24 Corbett Hickey	116 Glenn Rd	
25 Royan Bonds	GVL News	rbonds@gannett.com
Gronne Shuder	10 Jan St	waitonme7@gmail.com

Neighborhood Meeting**Project Name:****Location:****Time of the meeting:****Date:****Representative holding meeting:**

Name	Street Address	Email
1 Sarah Fox	499 Glen Road Greenville 29607	Sarah Fox 42201.COM
2 Joy Hill	243 Alameda St. Greenville 29607	joy@eleosgvl.org
3 Betty Williams	143 Cotton Creek Green 29118	
4 Brenda Lane	148 Callin Cr. Greer 29607	burguy828@gmail.com
5 Donna Mosley Coleman	325 Ackley Rd Greenville 29607	dmosleycoleman@gmail.com
6		
7 Rep. J. S. Coleman	101 Glen Rd	
8 Betty Tarrant / Lisa Tarrant (Rep)	118 Glen Rd	BettyTARRANT93@gmail.com
9 Terrolyn Kissai	117 Ackley Rd 29607	terrolynKissai@gmail.com
10 Trey Fulham	802 Green me	
11 Jordan Harris	206 S. Main St	jpharris@greenville.gov
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Neighborhood Meeting**Project Name:****Location:****Time of the meeting:****Date:****Representative holding meeting:**

Name	Street Address	Email
1 Christina Mair	496 S. Pleasantburg	CH@SagePointVal.com
2 Jane Ellefson	8 La Vista Ct 291604	Jellefson@cedarjoiner.com
3 Gloria A. Duckett	204 W. Belvedere Rd. 6'UP/45C2	9405_gloria@cedar.com
4 Paula Fulghum	822 Crescent Ave	paulafulghumformayor.com
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At the beginning of the meeting Austin Allen began with opening remarks, summarizing the project area, location, and zoning. As well as the proposed number and type of units, site features, and starting price point. Knowing that traffic concerns are a usual point of concern, Austin preemptively described the SCDOT traffic counts available on Faris Road and the expected additional trips the proposed development would add, explaining that it would be a minimal 2% increase. He also explained that a traffic study was not required at this time. Austin noted that we are on track to submit for the August Planning Commission meeting under the old ordinance. He then opened the floor to questions:

- “Where will you get the property?”
 - There was confusion about the location of the proposed development. The property owner was in attendance and clarified the location and noted that the property was under contract.
- “Are you willing to do a traffic study?”
 - The city has stated that a traffic study is not necessary.
- “Why are the units purchase instead of rent?”
 - From the property owner’s perspective, it was not economical to do rentals.
- “How will it improve the area?”
 - The site will be walkable, the development will be good for Greenville as a whole, and based on the new architecture in the area the proposed units will have to be of a higher standard that will raise surrounding property value.
- “Will the development increase my property taxes?”
 - Not directly, property taxes are likely to increase regardless of the development. The surrounding property is subject to reassessment and there are caps and programs folks can apply to depending on their individual situation to limit or cap any increase at reassessment.
- “Will the units have architectural detail, or will they be block-y?”
 - They will likely have some details.
- “What’s the difference between townhomes and condo units?”
 - Townhomes you own the unit and the parcel of land. Condos you just own the unit.
- “Is there just one curb cut access into the development? Why not have the access go through to the adjacent street on the other side?”
 - The DOT does not want an increase in ingress/egress points if the safety standards for access can be met with one access. The proposed development meets those safety standards for access.
- “There is a natural spring behind Wendy’s. What will be the impact?”
 - A wetland study was performed, and it was determined that there are no wetlands on site.
- “How many bedrooms and bathrooms will each unit have?”
 - 3 bedrooms and 2 bathrooms
- “If I chose to buy a unit, what are the standards for fire safety between units? I see new developments and am weary of what appears to be a thin plastic membrane between units.”
 - The units will have to meet all state, federal, and internationally adopted standards for fire safety. Inspections will be performed to ensure the correct installation of all safety measures.

- “Is there any place for children?”
 - There are no dedicated playgrounds or facilities proposed at this time, but there are areas called “pocket parks” for outdoor gathering, recreation, etc.
- “Is there the possibility for any TRULY affordable housing? Can units ~225k be incorporated into the development with the higher priced units?”
 - It is not out of consideration.
- Point of information – “You do know this site is on the perimeter of a ‘special emphasis area’ and has many poor and disadvantaged folks.”
- “Will this stay residential or become commercial?”
 - If the proposed development is built this will remain residential. The development would convert the Wendy’s, a commercial site, to residential which is a positive this for the neighborhood.
- More comment about property taxes
 - Answer from the crowd – “In the city of Greenville if you are on Homestead your taxes can only increase 5% per assessment.”
 - Answer from crowd – “Other’s taxes can increase 15% max per assessment.”
- “My neighbor has a pond that was built in front of her house, its always full of water and doesn’t have a fence around it. Seems dangerous”
 - That is a retention pond which retains water permanently and does not require a fence around it. The proposed development will have a detention pond which holds water temporarily through a storm event and slowly releases the water off site. A detention pond requires a fence around it.
- “People moving in may not be aware of the school traffic and could have a hard time getting in and out of the development from 1:30 – 3:00.”
 - Agreement from the crowd
- “Will my property taxes go up?”
 - This was a major concern of the crowd.
 - The same answer was given again about reassessment and programs to limit increases in property taxes.
- Point of information – “There’s not a lot of information provided here. You only have one image, other meetings I’ve been to have traffic studies whether they are required or not, renderings etc. You may have a more positive interaction with the community if you went beyond what’s required and provided additional information.”
 - Austin thanked the woman for her input and explained that depending on the area and the proposed development there may be more required of developers for other meetings. We are showing what is required for this development based on the area and the proposed development, but your point is not lost, and will be considered.
- “What is the anticipated completion date for the initial units?”
 - Late next year approximately
- Concern about drainage. Greenville tech drainage is eroding surrounding property.
 - New development in many ways is an improvement to site drainage. State and federal regulations require that storm water be captured and released at an even or slower rate than existing conditions.

- “How was the distribution of notifications determined?”
 - The city provides us with a list of residents with a 1000’ radius of the proposed development.
- “If you are submitting under the old code, are you not required to do affordable housing if it will be approved after the adoption of the new code?”
 - The new code will not apply to this development if it is submitted under the old code. Its approval would be associated with the old code.
 - It’s our understanding that under the new code, you don’t have to do affordable housing but there is the incentive to do affordable housing to increase your density.
- Point of information – “I would like to see a mix of units, some higher in price and some lower.”
- Question about streets meeting safety access standards.
 - Yes, the proposed development will meet those standards.
- “Is there guest parking?”
 - Yes, there are 8 guest parking spaces shown plus the two spots in each drive.
 - Folks did not like this and did not think it was enough.
- Point of information - “With the school up the street, these could be attractive to parents who may have children that would have cars. Additional parking should be considered.”
- “Will there be balconies on the units?”
 - Unknown at this point
- “Do you have to rezone the property since it is currently C-1?”
 - No, the zoning is stacked so you can do what’s allowed in lesser zoning classifications under a higher classification.
- “Will there be an HOA?”
 - Yes, there will be.
- “Are there any incentives to the developer from the city for building these units?”
 - No. The only thing that could be an incentive is that you can do sidewalks on only one side to save space if you contribute to the city sidewalk fund to fix sidewalks in other locations, but that is more of an incentive to the city than the developer.
- “If these are built and the community needs a library or park, can imminent domain be used for that?”
 - No
- Point of information – “I have four main take aways: 1) A traffic study should be performed and would ease the concerns of the community. 2) A handout would be helpful to be sent out to the community for poor and elderly people that would summarize financial ramifications related to taxes/Homestead exemption etc. caused by the development. 3) A mix of units would be appreciated for different socio-economic levels. 4) More information about the architecture and amenities of the development would be appreciated.
- “What are the height limitations?”
 - In general, 40’, but it differs based on setbacks.